

Historic Preservation Commission

Regular Called Meeting

July 18, 2006

Item 1. Call to Order:

The Round Rock Historic Preservation Commission met in a regular called meeting on Tuesday, July 18, 2006 in the Planning Conference Room located at 301 W. Bagdad, Suite 210. Present were Chairperson Gary Brown (arrived at 5:45 p.m.), Commissioners Bill Huggins, David Crutchfield, Nancy Weaver, and Alternate Jerry Hodges. Also in attendance were Joelle Jordan, Senior Planner, and Amy Swaim, Planner Technician. With a quorum present, Commissioner Crutchfield called the meeting to order at 5:35 p.m.

Item 2. Approval of Minutes

2.a. May 16, 2006 Regular Meeting

Motion: Motion by Commissioner Huggins, second by Commissioner Hodges to approve the May 16, 2006 minutes as presented.

Vote:	Ayes:	Bill Huggins, David Crutchfield, Nancy Weaver, Jerry Hodges
	Noes:	None
	Non-Voting:	None
	Absent:	Gary Brown, Lynn Smith
	Abstain:	None
	Action:	Motion carried

Item 3. New Business

3.a. Consider a recommendation concerning the paint color on the front

doors and new front stoop at Bella Notte on Main at 201/203 E. Main Street.

Ms. Jordan stated the door color and stoop changes were noticed during a tax exemption inspection, and the purpose tonight is to bring those changes into compliance. She indicated the paint color of the door is similar to a color already on the building, and the stoop is a transfer of the material on the inside floor.

Stephanie Brewer, applicant, stated they put a lot of money into the building in order to make it both safe and aesthetically pleasing. She indicated the rotted wood floors were removed and replaced with tile, which extends onto the stoop. Ms. Brewer stated she was told by Planning Staff that she could perform maintenance painting on the building. A professional painter was enlisted with the intent to match the previous door color; however, the painter could not match the color and therefore chose to paint the door a cream color to match the trim on the building. Ms. Brewer stated the painter did so without consulting her or her partner. She indicated they did not contact Planning Staff, because they felt the color was complimentary and appropriate.

Ms. Jordan stated there is also a door on the side of the building with a natural wood finish.

Commissioner Crutchfield indicated he believes the paint color is compatible with the downtown area.

Motion: Motion by Commissioner Huggins, second by Commissioner Weaver, to approve the conditions that are existing at this location, including the paint on the doors and the stoop.

Vote:	Ayes:	Bill Huggins, Nancy Weaver, David Crutchfield
	Noes:	None
	Non-Voting:	Jerry Hodges
	Absent:	Gary Brown, Lynn Smith
	Abstain:	None

Action:

Motion carried

3.b. Consider a recommendation concerning plans submitted for a renovation of and future rear addition onto 114 E. Main Street

Ms. Jordan stated in December of 2004, the HPC approved a request to remove the façade at 114 E. Main Street with the following conditions: 1) remove it in pieces in case it is necessary to restore it; and 2) come before the Commission so that they can determine the next step. She indicated it was later determined that it was not possible to remove the façade in pieces. Plans have now been submitted for the renovation, and a rear addition is also proposed.

Mike Faulk, architect for the applicant, summarized changes that were previously made (possibly in the 1950's) to the building. He stated if they try to go completely back to the original, they would actually be destroying more than what was taken apart to begin with. They want to leave the stone in the arches, the I-beam, the canopy, the front doors, and the location of the glass in the front doors. He indicated they want to remove the applied stucco/false stone that is on the front of the building and restore it to the way it was in the 1950s. The doors and the glass in the doors are in good condition and only need to be cleaned and re-hung. The two doors in the center both hinge from the center, and they anticipate leaving them as they are. Depending on how the building is leased, they may shut one on a temporary basis so it does not continue to hinge, therefore creating a single entry. If the building is leased as a split (down the center), both doors would be used and a split wall would be placed down the center. In regard to the flooring, they intend to pour a slab and set footings so that beams can be set at 12-foot intervals from front to back. He stated the wood is in very good condition, and they will put additional posts down the center. Mr. Faulk indicated the back elevation is in poor condition. He stated they anticipate putting a door in the back with inoperable window side lights on the sides and above the door for "historical purposes". Mr. Faulk indicated they will use this same elevation design and apply it to the back of the proposed addition. The addition will be constructed of steel as opposed to 16-inch thick walls, and the slope that continues to the back will be lower than the existing roof in order to collect water that comes off the first roof. They will put rock on

the back and a rock firewall on the east side that is exposed to the neighbor who is currently there. He indicated they will tie into the building on the east so that it can be sealed and prevent water penetration. Mr. Faulk stated the parking will remain as-is, with no intent to create a parking lot in the back. He indicated the hardware anticipated to be used on the building will be a door-closer with a push-pull mechanism. If they choose to apply lighting to the front of the building, they will not put exterior light fixtures on the building but will instead install a down light in the canopy. Lighting on the back of the building will be of "historical nature". In regard to plumbing, Mr. Faulk indicated the building will have two restrooms. He stated the plumbing line goes off at an angle and encroaches onto the adjacent property and then back onto the subject property. He indicated they are going to straighten out the line so it stays on the subject property.

Commissioner Crutchfield asked what the timeline is for this project.

Mr. Faulk stated the timeline is tenant driven.

Ms. Jordan asked what the roof materials will be.

Mr. Faulk stated the roof material will be the same as what is on the existing building now. He indicated he is not yet sure where the air conditioning units will be located, but they will screen them according to code.

Ms. Jordan asked if the finish of the handset has been determined.

Mr. Faulk indicated it will be a dark bronze or black finish.

Commissioner Hodges asked what the timeline is for removing the stucco.

Mr. Faulk stated they intend to begin as soon as they obtain a building permit.

Commissioner Crutchfield asked if the stone will be cleaned.

Mr. Faulk replied yes.

Ms. Jordan asked the applicant to contact Staff when they are ready to remove the stone.

Mr. Faulk stated they would first move forward with supporting and stabilizing the back wall and interior cleaning. He indicated he will give Staff a seven day notice prior to removing the stone.

Commissioner Crutchfield asked if the signage on the front would remain.

Mr. Faulk replied yes.

Ms. Jordan asked how long the building has been vacant.

Don Quick, applicant, stated the building has been vacant for approximately two years.

Commissioner Crutchfield asked if the partial wall for meters, as shown on the plans, will be part of this project.

Mr. Faulk replied yes. He stated rather than put the meters on the existing building, they would prefer to place them on a self-supporting masonry wall and run the pipe underground.

Commissioner Huggins asked to abstain from the vote.

Motion: Motion by Commissioner Crutchfield, second by Commissioner Weaver, to approve the request, including the lighting, hardware, and paint samples as presented, subject to the following conditions:

1. A meeting/review of what is behind the existing façade once it is pulled down must be scheduled with Staff
2. A meeting/review of proposed signage must be scheduled with Staff

3. Remove the stucco in pieces in the event that it is necessary to restore it.
4. Come before the Historic Preservation Commission once you have removed the stucco façade so that the next steps of the restoration can be approved (based on the condition of the limestone façade underneath). A special meeting can be called if necessary, given adequate public notice period of 72 hours and a quorum of Commissioners.

Vote:	Ayes:	David Crutchfield, Nancy Weaver, Gary Brown
	Noes:	None
	Non-Voting:	Jerry Hodges
	Absent:	Lynn Smith
	Abstain:	Bill Huggins
	Action:	Motion carried

Commissioner Huggins rejoined the meeting as a voting member.

3.c. Consider a recommendation concerning the removal and remodel of the front façade at 111 E. Main Street

Ms. Jordan summarized the request. She stated the façade of the building is in danger of falling down.

Michael Eckert, applicant, explained the façade is starting to bow above the front windows. He stated he is concerned for the safety of people on the street.

Ms. Jordan stated this request is similar to 114 E. Main in that there should be a review of what is behind the façade once it is removed.

Commissioner Crutchfield asked if the applicant knew what it looked like inside the building.

Mr. Eckert indicated he pulled away materials from the inside of the building, and it appears to have 12-inch limestone blocks inside. He stated the limestone looks good, and only the brick on the exterior seems to be the problem.

Chairman Brown asked if it would be feasible to repair only the area that is falling off and avoid removing the façade.

Mr. Eckert stated the mason who looked at the building did not think it would be a good idea to repair only that area. The mason indicated that because of the location, once the center bricks are removed, all the bricks would come down. He stated that if there is nothing wrong with the original limestone, he would like to re-point it and use the “original-type” doors and windows that were there.

Ms. Jordan stated it is hard to tell what can be done with windows and doors until they find out what is underneath the brick.

Commissioner Hodges asked when the brick was applied.

Ms. Jordan stated it is unknown. She indicated the building was constructed between 1916 and 1925.

Commissioner Crutchfield suggested documenting the brick prior to pulling it off the building.

Chairman Brown indicated it might be of benefit to keep a sample of the brick.

In regard to the timeline, Mr. Eckert stated the brick could be removed in two days. He indicated he is unsure of how the removal will affect the windows and doors. Once he gets approval to remove the brick, he has to schedule the removal with the mason. Saving and reusing the brick was discussed; however, it was determined that the brick would more than likely be destroyed in the removal process.

Motion: Motion by Commissioner Crutchfield, second by Commissioner Huggins to approve the request to remove the brick façade, subject to the following condition:

1. The Commission will meet once the façade is removed.
2. Staff will set up a process to review what is behind the brick once it is removed. Staff will also ensure that the stone is repaired, if needed
3. The design of windows and the door, including hardware, will need to be approved by the HPC, as well as any changes to trim color(s)

Vote:	Ayes:	David Crutchfield, Bill Huggins, Nancy Weaver, Gary Brown
	Noes:	None
	Non-Voting:	Jerry Hodges
	Absent:	Lynn Smith
	Abstain:	None
	Action:	Motion carried

3.d. Consider a discussion on Chisholm Trail overlay land uses and district

Ms. Jordan stated this item is for discussion purpose only, and no action is needed. She indicated 14 Chisholm Trail does not have H Overlay designation; however, it is in the Chisholm Trail Overlay. The property is for sale, and there is currently a proposal to construct townhouses (8 units) on this lot. The property is currently zoned C-1 (General Commercial), which does not permit townhouses as a use. The Chisholm Trail Overlay specifies some things related to use, such as allowing a single-family residence and restricting uses such as auto service facilities and carwashes. The question is should this area be considered strictly commercial, or should mixed-use or townhouses be considered.

Chairman Brown stated that if the buildings were designed as having residential

on top and commercial on bottom, and if the facade was of historic nature, he could support a mixed use. He indicated that he would not be in favor of just townhouses.

Ms. Jordan stated Chairman Brown's suggested use is allowed in this district.

The consensus of the Commission was that the area should remain C-1 (General Commercial).

3.e. Consider a recommendation concerning the 2006 Local Legend Award

Ms. Jordan stated the nominees have been narrowed to four, and tonight the Commission should take action to select one or two of the nominees as they had requested at the last meeting.

The Commission agreed to nominate both a historical citizen and a living citizen as 2006 Local Legends. After discussion, the Commission decided to nominate Thomas Oatts as the Historic citizen and the book *Historic Round Rock, Texas (1985)*, co-written by Karen R. Thompson and Jane DiGesualdo.

Motion: Motion by Commissioner Huggins, second by Commissioner Weaver to nominate both Thomas Oatts and the book *Historic Round Rock, Texas (1985)*, co-written by Karen R. Thompson and Jane DiGesualdo, for the 2006 Local Legend Award.

Vote:	Ayes:	David Crutchfield, Bill Huggins, Nancy Weaver, Gary Brown
	Noes:	None
	Non-Voting:	Jerry Hodges
	Absent:	Lynn Smith
	Abstain:	None
	Action:	Motion carried

Item 4. Planners Report:

4.a. Annual Retreat schedule and agenda

Ms. Jordan stated the HPC retreat will be held on August 15, immediately following the regularly scheduled meeting. She indicated one of the items planned for the retreat was to go over the Open Meetings Training; however, it has now been scheduled for July 25 at 6:30 and will include members from all commissions and boards. The retreat will include discussion regarding terms, chair appointments, and contact information. Ms. Jordan stated Commissioner Lynn Smith formerly submitted her resignation as she has moved out of the city. In addition, she indicated that when she met with the property owner of 201/203 Main Street (Bella Notte), he was upset about his inspection, because he did not perform the repairs he was supposed to do that were designated as a “fair” rating to make sure he passed this year; however, he did other repairs to his building. Ms. Jordan stated she was told by the owner that the other repairs would be performed, and that he spent a significant amount of money on the other repairs. She indicated the Commission needs to discuss how they want to document the reinvestment of the tax-exempt money back into the building, and should they qualify if noted repairs are not made but other repairs are made instead. Ms. Jordan stated other discussion items at the Retreat will include updating the sign ordinance, revisiting last year’s goals, and other administrative updates. She asked the Commission if there were other items that needed to be on the agenda.

4.b. Update on Ordinance adopted by Council for 2006 Partial Tax Exemption Program

Ms. Jordan explained the program to the new members. She stated the Council granted partial tax exemptions for all the properties except for 101 E. Main Street (formerly Saradora’s). The repairs were not done, and Staff has been unable to contact the property owner.

Item 5. Adjournment:

The meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Amy Swaim

Planner Technician